

# FOR SALE

## JUDICIAL LISTING

### ELLERSLIE ROAD DEVELOPMENT SITE

11520 ELLERSLIE ROAD | EDMONTON, AB



#### SUBJECT SITE DESCRIPTION:

MUNICIPAL ADDRESS: 11520 ELLERSLIE ROAD SW, EDMONTON, AB

LEGAL ADDRESS: PLAN 1548MC; LOT B

AREA OF SITE: 20.07 ACRES

LAND USE CLASSIFICATION: US, URBAN SERVICES ZONE

BID DATE: WE ENCOURAGE ALL INTERESTED PARTIES TO SUBMIT OFFERS ON OR BEFORE SEPTEMBER 10<sup>TH</sup>, 2012.

LIST PRICE: \$14,000,000 (\$697,559/ACRE)

**CBRE**

CBRE Limited | #1220, 10180 – 101 Street | Edmonton, AB

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EDMONTON, AB



### SUBJECT SITE HIGHLIGHTS:

- In close proximity to various major transportation routes: Ellerslie Road, 111<sup>th</sup> Street, the Anthony Henday Freeway & the QEII highway.
- Ellerslie Road & 111<sup>th</sup> Street enjoy traffic counts in excess of 38,500 vehicles per day.
- Immediate access to a variety of retail outlets, including: Save-On-Foods, Sobeys, Shoppers Drug Mart, various banks, gas service stations and restaurants.
- The existing Victory Christian Centre occupies a significant portion of land in the South Central neighbourhood of MacEwan; the Centre consists of the church and school facilities. The structure was in place prior to the residential development of the neighbourhood.



### FOR MORE INFORMATION, PLEASE CONTACT:

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